

APARTMENTS — SALE OR LET

Three Things Most Wanted in a Home

*Economy of ownership
Desirable social standards
Homekeeping conveniences*

**Garden Apartment at Jackson Heights
Ready to Move into to-morrow**

The carefully considered and wise restrictions that surround living at Jackson Heights have attracted about one thousand families who found in the social and living conditions the standards they had established as their own.

Tenant-ownership of a Garden Apartment at Jackson Heights is based on a very simple and sound plan. It is meant to appeal to that very considerable group of people who have failed to find in the usual city neighborhood that stability and insurance against deterioration so essential to permanent residence.

Under the Jackson Heights Plan of Tenant-Ownership you do vastly more than become the tenant-owner of an artistic modern Garden Apartment, looking out over Parked Streets and Garden Courts.

You come into a most distinctive section of New York City peopled by your own type of people—people who seek recreation and social activity along the same line as you do. You become a resident in a section of New York City where you enjoy the outdoor advantages of a fine suburb. The Jackson Heights Golf Course and Tennis Courts are right there, for the enjoyment of Jackson Heights residents and their friends. Your children do not have to seek their play and fun in congested city streets. Completely equipped playgrounds are provided for them—and they are daily alive with the activities of healthy children, growing up, sturdy and strong in the open air.

The newest Apartment group is fast passing to new tenant-owners

But there is still a wide choice in location and arrangement, if you act quickly. Each day sees new and enthusiastic tenant-owners taking possession of Jackson Heights garden apartment homes. But there is room for you. Come out tomorrow—or better still, today.

No matter what your needs may be—whether your family is a small one or a large one—there is a Garden Apartment that in size and arrangement will meet your needs. And whether you select a five room Garden Apartment or one of ten rooms, it will be a spacious home of generously sized rooms, open to the air. High ceilings, rooms, with every modern accessory to ease homekeeping. Bathrooms that are a delight in their sanitary completeness. Kitchens equipped with kitchen cabinets, white enamel gas stoves, and arranged to economize steps and work. Open fireplaces and hardwood floors; artistic decorations to meet your personal preference. In fact, Garden Apartment Homes that are the ultimate in home designing, in settings that enhance their charm and beauty. But mere words cannot give you a fitting idea of the beauty of the apartments themselves. You must see them!

Reduce Your Rent to "Cost" by paying only your pro-rata share of the building operating expenses.

Your present rent will buy a Garden Apartment at Jackson Heights if you are paying \$150 to \$250 a month; small initial payment; balance same as rent.

Jackson Heights

22 MINUTES FROM 42nd ST. SUBWAY STATION

New Elevator Garden Apartment Homes

Golf, Tennis, Children's Playgrounds, Gardens, Etc.

5-6 and 7 Rooms—2 to 4 Baths

On Tenant Ownership Plan—Liberal Terms

Larger Suites arranged to suit your requirements

Social and Business References Required

The Queensboro Corporation *Manhattan Office* 50 East 42nd St.

VISIT JACKSON HEIGHTS TO-DAY

Take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th St. (Jackson Heights) Station—Office Opposite Station.
By Motor—59th St. via Queensboro Bridge, Jackson Av. to 25th St.

Apartment Open for Inspection, Daily and Sunday, Until 9 P. M.



Unfurnished.
Above 59th St.—5th Av. to North River.

E-C APARTMENTS

Attractive Homes of Quality in Choice Locations

212 W. 72nd St.
1-2 Rooms; near Broadway.
\$1,300 to \$1,600

225 W. 71st St.
4 Rooms and Bath; near Broadway.
\$2,250

244 W. 74th St.
4 Rooms; near Broadway.
\$2,200

25 Claremont Ave.
7 Rooms; near 18th St.
\$2,500

616 W. 116th St.
5-6-7 Rooms; near Riverside Drive.
\$1,200; 6, \$1,800; 7, \$2,100

330 W. 95th St.
6-5 Rooms; near Riverside Drive.
6, \$1,550; 5, \$2,100

250 River Drive
5 Rooms; corner 97th St.
\$1,900

620 W. 116th St.
6 Rooms; near Riverside Drive.
\$1,800

515 W. 110th St.
7 Rooms; near Broadway.
\$2,400

606 W. 116th St.
7-8 Rooms; near Broadway.
7, \$2,050; 8, \$2,500

49 Claremont Ave.
7 Rooms; corner 119th St.
\$2,200

222 River Drive
8-9 Rooms; 2-3 Baths; cor. 94th St.
\$2,000; 9, \$2,500

260 W. 72nd St.
9 Rooms, 3 Baths; nr. W. End Av.
\$4,000

Earle & Calkoun
212 W. 72nd St. COLUMBUS 516
Apartment Headquarters

Unfurnished.
Above 59th St.—5th Av. to North River.

High Class Apartments

THE BELNORD
8th—Broadway—87th
7 to 11 Rooms
2 to 4 Baths

CHEPSTOW
215 West 101st St.
8 & 9 Rooms & 3 Baths
\$3,000 to \$3,400
Outside Light Apartments

ST. DENIS
321 West 92d St.
N. E. cor. Riverside Drive
10 Rooms, 3 Baths
\$3,700 to \$4,500

495 WEST END AVE.
S. W. Cor. 84th St.
10 & 11 Rooms, 3 Baths
Rental \$4,000

160 WEST 87TH ST.
Private House Block
2 Rooms, Kitchenette
Housekeeping Apt., \$1,300

9 WEST 81ST ST.
2 & 3 Rooms & Bath
Maid's Service
Reasonable Rental.

155 RIVERSIDE DRIVE
S. E. Cor. 88th St.
9 Rooms, 3 Baths, \$4,500 to \$5,000
Exceptional Apartment

NORMAN
39 West 93d St.
7 Rooms, 2 Baths, \$2,100
4 Rooms, \$1,600
5 Rooms, \$1,800

CASTLETON
537 West 142d St.
Corner Broadway
5, 6 & 8 Rooms, \$1,020 to \$1,800

Unfurnished.
Above 59th St.—5th Av. to North River.

NEW CENTURY
401 West End Ave., Cor. 79th St.
9 Rooms, 3 Baths, \$3,750
10 & 11 Rooms, 3 & 4 Baths
\$3,000 to \$5,400
Outside, Southern Exposure.

THE DORCHESTER
131 Riverside Drive
N. E. Cor. 85th St.
6, 7, 9 Rooms, 3 Baths
\$3,000 to \$5,000

RED HOUSE
350 West 85th St.
9 & 10 Rooms, 3 Baths
\$4,000 to \$4,500

225 WEST 80TH ST.
N. E. Cor. B'way.
5 & 6 Rooms, 2 Baths
\$2,000 to \$2,500
All Outside

DOROTHEA
331 West 101st St.
Outside Rooms
8 Rooms, \$2,100 to \$2,550

THE COURTNEY
55 Central Park West
10 Rooms, 3 Baths
Rentals, \$3,600 to \$4,500

646 WEST END AVE.
Near 92d St.
3 Rooms & Bath
Housekeeping Apartment House
\$1,200 to \$1,500

SAGUENAY
540 West 143d St.
Corner Broadway
5 & 6 Rooms, \$1,200 to \$1,600

GREENWICH
446 Central Park West
8 Rooms, \$1,700 to \$2,000

WOOD, DOLSON & CO.
Broadway, Cor. 80th St. Tel. Schuyler 1100

Attractive Apartments

St. Urban
No. 285 Central Park West
Corner 80th Street.
9 & 10 Rooms, 3 Baths
\$4,000—\$5,000
EXTRA LARGE ROOMS.
Overlooking Central Park.
IMMEDIATE POSSESSION.

110 Riverside Drive
CORNER 83d STREET.
8 Rooms, 2 Baths
Rent \$3,500

418 Central Park West
CORNER OF 102d STREET.
6 Large Rooms
\$1,500—\$1,800

59 West 76th Street
CORNER COLUMBUS AVENUE.
6 Large Rooms
Rent \$1,500

140-154 West 72nd St.
Near Subway & 1st Stations.
Beautiful 1-2-3 Rooms, Bath
\$900—\$1,500

2128 Broadway
BETWEEN 74TH & 75TH STREETS.
2 & 3 Rooms and Bath
\$900—\$1,200

Apply Supt. on Premises, or
E. K. VAN WINKLE
No. 152 West 72d Street
Telephone—Columbus 1077.

Immediate Occupancy

24 W. 69th St.

Several Desirable Suites
Still Available

4 Rooms and Bath

Apply on Premises
LAPIDUS ENGINEERING CORPORATION
200 West 72nd St. Columbus 6371.

Immediate Possession & Oct. 1

Hendrick Hudson Annex
601 WEST 79TH ST.
N. W. COR. BROADWAY
6-7-8-9 Rooms, 3 Baths
\$2,400 to \$3,600

The Rockfall
545 WEST 111TH ST.
N. E. COR. BROADWAY.
6, 7, 8, 9 Rooms, 3 Baths
\$1,800 to \$3,300

302 West 86th St.
ADJOINING WEST END AVE.
4 Rooms, Bath, Extra Toilet
\$2,500

526 West 113th St.
NEAR B'WAY
8 Story Fireproof Building
4, 6 & 7 Rooms
\$1,300 to \$2,000

The Bellguard
216 WEST 89TH ST.
S. E. COR. BROADWAY.
6 Rooms, 2 Baths, \$2,800
11TH FLOOR.

230 West 101st St.
S. W. COR. BROADWAY
8 Rooms and Bath, \$2,100
3 Rooms and Bath, \$1,000
ALL IMPROVEMENTS

Indiana
117 WEST 79TH ST.
OVERLOOKING MUSEUM OF
NATURAL HISTORY.
8 Large Light Rooms, \$2,500
EXCEPTIONAL VALUE.

Huntingfield
617 WEST 113TH ST.
ADJOINING RIVERSIDE DRIVE
5 Rooms, \$1,400
6 Rooms, \$1,800

The Roxborough
251 West 92d St.
N. W. Cor. Broadway.
7 Rooms, 12th Floor, \$3,200
8 Rooms Sublet, \$3,200
Southern Exposure.

250 West 104th St.
BET. WEST END AVE. & B'WAY.
9 Story Fireproof Building
6 Rooms, 2 Baths, \$2,400

Leslie Court
602 WEST 137TH ST.
S. W. COR. BROADWAY.
SUBWAY CORNER
5, 6 & 7 Rooms & Bath
\$1,100 to \$1,800

Douglas Court
546 WEST 147TH ST.
S. E. COR. BROADWAY.
5 Rooms, \$1,200
6 Rooms, \$1,500, \$1,600
7 Rooms, \$2,000
Excellent for Dentist

Nassoit & Lanning
BROADWAY and 89TH ST. TEL. 8380 RIVERSIDE

THE HAMILTON
The Building Famous For Its Unexcelled Service
N. E. Cor. Riverside Drive—114th St.

**8 Rooms — 3 Baths
6 Rooms — 2 Baths**

Ownership Management

IMMEDIATE POSSESSION

241 West 108th Street
Just East of Broadway
Recently constructed
Fireproof Building

6 Rooms & 2 Baths
apartments, containing all
modern improvements.

For full particulars apply to Supt.
on premises, or MR. DILLON at
610 West 110th Street, Tel. 0971
Clarkson.

5 & 6 Rooms & Bath

304 West 92d St.
Bet. West End Ave. & Riverside Drive

See Supt. on Premises

70 Morningside Drive
Near Columbia University
(Facing Morningside Park)
Every convenience known provided;
the entrance with the splash of its
fountains unsurpassed; strictly private
family only considered; no dogs
allowed.

8 Rooms, 2 Baths, \$2,200
4 Rooms, Bath, \$900

400 West 118th Street
ALL OUTSIDE, SUNNY ROOMS,
7 Corner Rooms, \$2,300
7 Rooms, Bath, \$2,000
Immediate Possession.
W. ALANSON ALEXANDER,
503 5TH AVE., or Supt. on Premises.

DOCTOR'S SUITES
789 West End Ave. Corner 90th St.
Reception room, office, lavatory, X-ray
room & operation room; private entrance.
740 West End Ave. Corner 90th St.
Ground floor, 4 rooms and bath.
A. H. O'BRIEN
2299 Broadway, Tel. 2807 Schuyler

315-17 W. 98th
One Door From Drive
CHOICE 4 ROOM APT. \$1,500
CHOICE 7 ROOMS & 2 BATHS, \$2.00.
EVERY IMPROVEMENT.
POSSESSION OCT. 1ST.
Apply Supt. on premises.

Other Apartment Advertisements on next page

Unfurnished.
Above 59th St.—5th Av. to North River.

Apartments
Convenient—Moderate

202 West 74th St.
Corner Broadway
6-7 Rooms, \$115 per Mo. up

Modern Elevator Buildings

301 West 57th St.
Corner Building
2-3 Rooms, Kitchenette, \$83.34
also 2 Room Studio, Southern Exposure

67 West 71st St.
2 Rooms, Bath, \$75 per Mo. up

4 West 93rd St.
8 Rooms, Large, Light
\$150 per Mo. up

2731 Broadway
at 103d St. Subway Station
4-6 Rooms, \$85 per Mo. up

Exclusive Office Buildings
DENTISTS & PHYSICIANS
ALL CONVENIENCES
OFFICES \$75 PER MONTH UP

167 West 71st St.

Apply on premises, or
Paul Henry Zagat, Owner
167 W. 71st St. Tel. 8747 Columbus

Firenze Court
204-8 West 82d Street.
5-6-7 rooms, 2 baths, outside rooms,
modern elevator building, \$1,700 to \$2,300 per
annum.

WOOD, DOLSON & CO., INC.
Broadway and 80th St. Schuyler 9111.

Unfurnished.
Above 59th St.—5th Av. to North River.

105 West 73rd St.
New nine story fireproof apartment
3 and 5 rooms.

115 West 73rd St.
Recently constructed
4 and 6 rooms; 1 and 3 baths.

2131 Broadway
Bet. 74th and 75th Sts.
7 and 8 rooms, 2 Baths.

700 West 179th St.
Southwest cor. Broadway
10 story fireproof apartment
4-5 and 6 rooms, 2 baths.

Under ownership management.
Every convenience for tenants'
comfort.

Apply to **LOUIS ISRAELSON**
Tel. Vanderbilt 9546 565 Fifth Ave.
or Superintendent on Premises.

Hudsonia
315-321 West 79th St.
6 Rooms & Bath
ALL LIGHT.

7 Rooms & Bath
ALL OUTSIDE ROOMS.
Overlooking the Hudson
RESIDENT MANAGEMENT.
OFFICES ON PREMISES.
PHONE SCHUYLER 9171.

New Building
Broadway at 85th St.
THE TOWERS

High class 15 story fireproof apart-
ment house, having only modern im-
provement. Parquet floors throughout.
Possession October.

2, 3 AND 4 ROOMS.
Tiled Kitchens and Kitchenettes
Reasonable rent.
\$1,200 and upwards.
Agent on premises.

Unfurnished.
Above 59th St.—5th Av. to North River.

GEORGE WASHINGTON
116 West 72nd St.
New Apartment Hotel

Exceptional Prices
On few remaining suites.
Yearly leases only.

UNFURNISHED
1 ROOM & BATH.....\$80
2 ROOMS & BATH.....125

FURNISHED
1 ROOM & BATH.....100
2 ROOMS & BATH.....155

Excellent Restaurant, Maid Service.

460 Riverside Drive
at 118th Street

8 Rooms 3 Baths
RENT \$3,200

All large light rooms
Splendid view.

Apply on premises or M. H. 4030

88 Central Park West
CORNER 80TH STREET
To Sub-Rent

Duplex Apartment
9 Rooms, 3 Baths
Rent Reduced to
\$5,000 from \$7,000

APPLY MRS. KEOH,
88 CENTRAL PARK WEST,
Telephone Columbia 4193.

Unfurnished.
Above 59th St.—5th Av. to North River.

La Grange
1 West 83 St.
Cor. Central Park West
One Corner Apartment
Eastern and Southern Exposure.

9 Large Rooms, 2 Baths
\$4,000

8 Large Rooms, 1 Bath
\$2,600

SLAWSON & HOBBS, Agents,
162 West 72d St.

124 West 72nd St.

VERY ATTRACTIVE
APARTMENTS OF
4 & 5 Rooms, Bath
FIRST CLASS SERVICE

Park Avenue Operating Co.,
Owners

512 Fifth Avenue
Room 804. Tel. Longacre 8410.

226-236 W. 70TH ST.
Between Broadway and West End Av.
High class elevator apartment
house, centrally located.

3-4-5-6 ROOMS
Inquire representative on premises or
Charles Berlin, 3883 B'way.

2 & 3 ROOMS
IMMEDIATE POSSESSION
332 RIVERSIDE DRIVE
NEW ELEVATOR APARTMENTS.
Slawson & Hobbs
162 W. 72d. TEL. COL. 7810.

Unfurnished.
Above 59th St.—5th Av. to North River.

309 West 86 St.
New Apartment Hotel

UNFURNISHED
1 Room & Bath.....\$70-80
2 Rooms & Bath.....\$135

FURNISHED
1 Room & Bath.....\$100

Exceptional Restaurant.
Maid Service.

The Garnell
Modern Fireproof Elevator Building.
55 West 95th St.

3-4-5 ROOMS

Front apartments, southern exposure;
every modern improvement; moderate
rent; private house block; convenient to
subway and elevated express stations.
Apply Superintendent, premises, or
KEMPE & CO. Adj. Columbus Ave.

260 Riverside Drive
Northeast corner 88th St.,
10 story fireproof building.
6, 7, 8 rooms, 2, 3 baths, \$2,400-\$3,000.
All outside rooms.

Apply on premises or
Louis Schlechter, 2581 B'way
Telephone Riverside 1070.

411 West End Ave.
CORNER 80TH ST.
Fireproof History Elevator Apartment House
9-10 Rooms, \$2,800 to \$3,600

Inquire on premises or
David H. Van Damm,
702 WEST 181ST ST.

Unfurnished.
Above 59th St.—5th Av. to North River.

THE DORLTON
171 West 71st St.
ONE VERY DESIRABLE
8 ROOM APARTMENT

BUCKINGHAM COURT
312 West 99th St.
8 ROOMS, 2 BATHS

Very Reasonable Rent
MANHATTAN LEASING CO.
140 Church St.

Immediate Occupancy & Oct. 1

600 West 116th St.
S. W. COR. BROADWAY.
Modern Fireproof Building

5, 6, 7 Rooms

2 BATHS
Representative on Premises or
Slawson & Hobbs, Agents,
162 West 72d Street.

304 WEST 95TH ST.
BATH, 2 TOILETS
ELEVATOR APT.
7 Rooms, 2 Baths, \$200

Immediate possession.
Supt. or WORTH 1448.

96th St.
407 CENTRAL PARK WEST
At 101 Street

7-8 Rooms \$1,300 to \$2,000.